

# CITY COUNCIL REPORT



Meeting Date: November 19, 2013  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Pure Bliss Premium Medibles 10-UP-2013

#### Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9554 approving a Conditional Use Permit for a +/- 1,385 square foot Medical Marijuana Use (Infusion Bakery) located at 7655 E. Evans Rd., Suite 5, with Industrial Park District (I-1) zoning.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- Two CUP's for medical marijuana uses previously approved for this location (26-UP-2011, 4-UP-2012), but never opened.
- No schools or residential properties within 500 feet
- Public Safety and Refuse Control Plan approved by Scottsdale Police Department.
- No public comment received by staff
- Planning Commission heard this case on October 23, 2013 and recommended approval with a unanimous vote of 6-0.

## OWNER

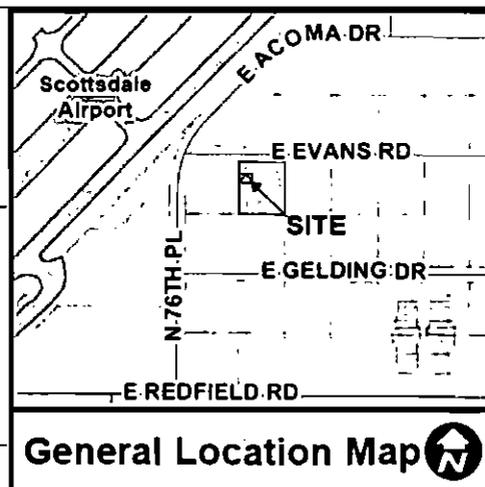
Hot Properties LLC  
602-469-1530

## APPLICANT CONTACT

Thomas Riccardo  
Pure Bliss Premium Medibles, LLC  
602-299-6548

## LOCATION

7655 E. Evans Rd., Suite 5



## BACKGROUND

---

### Zoning

The site is zoned Industrial Park District (I-1), which allows for a wide variety of light industrial and office uses. A Medical Marijuana use is allowed subject to a Conditional Use Permit (CUP).

### Context

The subject property is part of the Thunderbird Industrial Airpark No. 4 commercial subdivision. All the surrounding properties are also zoned I-1 and are occupied by office, warehouse and light industrial uses. The site is located 300 feet east of the Scottsdale Airport, the nearest residential development is located approximately 1,725 feet to the south, and the nearest school is located approximately 1,875 feet southwest of the site. Please refer to context graphics attached.

### Other Related Policies, References:

- 8-TA-2010: Text amendment to Zoning Ordinance to allow Medical Marijuana related uses
- 8-TA-2010#2: Revision to text amendment case 8-TA-2010 to clarify separation requirements
- 47-ZN-1964: Rezoned site from R1-35 to I-1
- 26-UP-2011: Approval of a Conditional Use Permit for Medical Marijuana Dispensary Cultivation
- 4-UP-2012: Approval of a Conditional Use Permit for a Medical Marijuana use
- Arizona Revised Statutes, Title 36, Chapter 28.1
- Arizona Department of Health Services Title 9, Chapter 17
- Greater Airpark Character Area Plan

## APPLICANTS PROPOSAL

---

### Goal/Purpose of Request

The applicant seeks approval of a Conditional Use Permit for a Medical Marijuana use, specifically an infusion bakery with a small cultivation area. This location would not be a dispensary and is not proposed to be open to the general public. Instead, the applicant proposes to manufacture edibles and topicals infused with marijuana, subsequently wholesaling the products to dispensaries and caregivers for distribution to patients. A small 100 square foot cultivation operation is also proposed.

### Development Information

- Existing Use: Vacant suite
- Proposed Use: Medical Marijuana use
- Parking Required: 5 spaces
- Parking Provided: 13 spaces

- Floor Area: 1,385 square feet

## IMPACT ANALYSIS

---

### Land Use

The proposed facility will occupy a vacant suite in an existing office condominium building. The majority of uses in the surrounding area are warehouse/wholesale and office uses, similar in intensity and character to the proposed use. It is anticipated this facility will operate similar to a light industrial/wholesale use, with foot traffic limited to employees, security, and dispensary owners.

### State Regulations

The Arizona Department of Health Services (ADHS) requires medical marijuana cultivation or manufacturing uses to operate under an existing valid medical marijuana dispensary registration certificate. The proposed cultivation/manufacturing facility (infusion bakery) will operate remotely in conjunction with an established medical marijuana dispensary located in the City of Mesa.

If the Conditional Use Permit is approved, the applicant will provide confirmation to the ADHS that the facility is in compliance with City zoning restrictions as part of their application for an ADHS Certificate to Operate.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - All operations associated with this use, including cultivation, will be conducted within the building. The facility will utilize a highly sophisticated odor remediation system to mitigate the potential for odors emanating from the facility. No additional outdoor lighting is proposed as part of this application and the proposed use is compatible with surrounding uses. No damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is anticipated.
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - The proposed facility will not be open to the general public and foot traffic will be limited to employees, security, and/or dispensary operators. The characteristics of the proposed use are similar to a light industrial or warehouse operation, which is consistent with the surrounding uses in the area. The proposed use is not anticipated to generate significant impacts on existing circulation or traffic volume.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **It is anticipated the proposed facility will operate similar to a light manufacturing or warehouse operation, which is consistent and compatible with other uses in this area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Medical Marijuana uses as identified in Zoning Ordinance Section 1.403.M, including:
1. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
    - **All operations will be conducted within a fully enclosed building. No outdoor activities are proposed, other than deliveries and necessary security measures, as spelled out in the Public Safety and Refuse Control Plan.**
  2. The Medical Marijuana use is at least 500 feet from the following uses, within the City limits:
    - a. Any residential use in a residential zoning district shown in Table 4.100.A, or the residential portion of a Planned Community District (PCD), or any portion of a Planned Residential Development (PRD) with an underlying residential zoning district comparable to the residential districts shown in Table 4.100.A
    - b. Any elementary or secondary school
    - **The proposed facility is not located within 500 feet of any of the above uses or districts.**
  3. The Medical Marijuana use is at least 1,320 feet from the following uses within the City limits:
    - a. Medical Marijuana Caregiver Cultivation
    - b. Another Medical Marijuana use; however, no separation between these uses is required in the Industrial Park District (I-1) where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and a non-profit medical marijuana dispensary registration certificate under the same name or entity
    - **The proposed facility is not located within 1,320 feet of any other licensed medical marijuana facility.**
  4. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or

use(s) indicated above.

- **All separation requirements were measured and confirmed as indicated above.**
5. The applicant has provided a written exterior refuse control plan, subject to City approval.
    - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
  6. The applicant has provided a written public safety plan, subject to City approval.
    - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
  7. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispensaries, medical marijuana are no earlier than 6:00 AM and no later than 7:00 PM.
    - **The proposed hours of operation for this facility are Monday thru Friday, 6:00 AM to 7:00 PM. There are no time restrictions for cultivation activities.**
  8. There is no drive-through, take-out window, or drive-in services.
    - **None of the services listed above are proposed as part of this request.**

### **Water/Sewer**

The City's Water Resources division has reviewed the operation plan and determined that existing water and sewer infrastructure is sufficient to accommodate the proposed use and no upgrades to existing services are required.

### **Public Safety**

The nearest fire station is located approximately 2,300 feet northeast of the subject site at 14970 N. 78<sup>th</sup> Way (Station No.9). The site is located within Police District 4, Beat Patrol Unit #15. A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. The proposed use is not anticipated to generate any significant impacts in existing police and fire emergency services.

### **Community Involvement**

The applicant held an Open House on August 26, 2013 between the hours of 5:00 PM and 6:30 PM. Additionally, property owners within 750 feet of the site have been notified by mail and the site is posted with the required signage. Staff has received no public comment as of the date of this report.

## **OTHER BOARDS & COMMISSIONS**

---

### **Planning Commission**

Planning Commission heard this on October 23, 2013 and recommended approval per the attached stipulations with a vote of 6-0.

### **Staff Recommendation to Planning Commission**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of a Conditional Use Permit for a Medical Marijuana Use, per the attached stipulations.

## **OPTIONS & STAFF RECOMMENDATION**

---

### **Recommended Approach:**

1. Find that the Conditional Use Permit criteria have been met, and adopt Resolution No. 9554 approving a Conditional Use Permit for a +/- 1,385 square foot Medical Marijuana Use (Infusion Bakery) located at 7655 E. Evans Rd., Suite 5, with Industrial Park District (I-1) zoning.

## **RESPONSIBLE DEPARTMENT**

---

### **Planning, Neighborhood and Transportation**

Current Planning Services

## **STAFF CONTACT**

---

Greg Bloemberg

Planner

480-312-4306

E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

**APPROVED BY**

---



Greg Bloemberg, Report Author

10-25-13

Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

10/31/2013

Date



Randy Grant, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, rgrant@scottsdaleaz.gov

11/4/13

Date

**ATTACHMENTS**

---

1. Resolution No. 9554
  - Exhibit 1. Context Aerial
  - Exhibit 2. Stipulations
  - Exhibit A to Exhibit 2: Floor Plan
  - Exhibit 3. Additional Criteria
2. Applicant's Narrative
3. Aerial Close-Up
4. General Plan Map
5. Zoning Map
6. Public Safety and Refuse Control Plan
7. Community Health Analysis Area (CHAA) Map
8. Citizen Involvement
9. City Notification Map
10. October 23, 2013 Planning Commission Minutes

RESOLUTION NO. 9554

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A MEDICAL MARIJUANA USE (INFUSION BAKERY) IN A 1385 +/- SQUARE-FOOT SPACE LOCATED AT 7655 E. EVANS ROAD, SUITE 5 WITH INDUSTRIAL PARK DISTRICT (I-1) ZONING.

WHEREAS, the Planning Commission held a public hearing on October 23, 2013 and

WHEREAS, the City Council, held a public hearing on November 19, 2013.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that the additional zoning requirements necessary for a medical marijuana use, set forth on Exhibit 3 have been met.

Section 2. That a description of the conditional use permit is set forth in Case No. 10-UP-2013. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 19<sup>th</sup> day of November, 2013.

ATTEST:

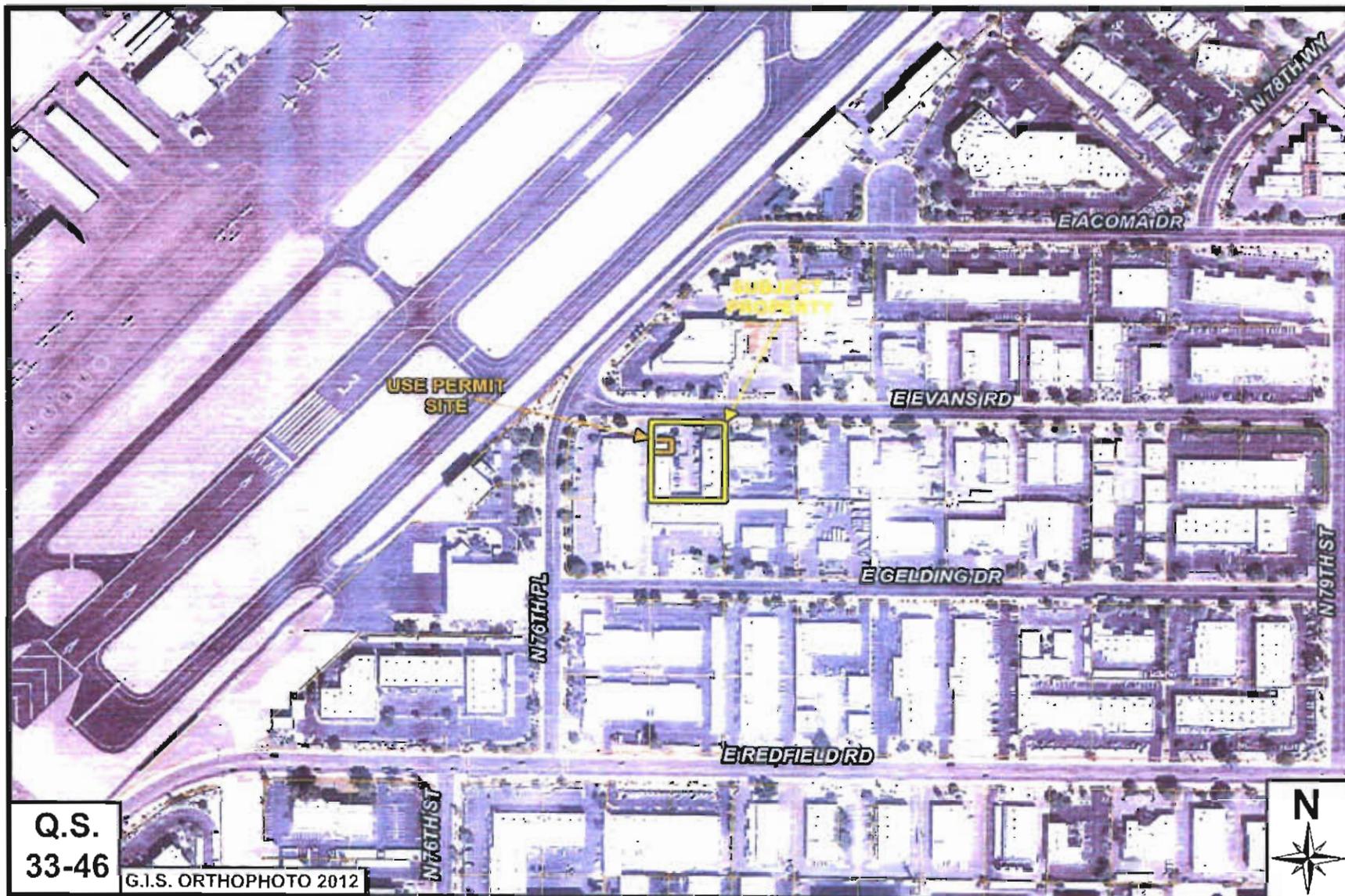
CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney



Q.S.  
33-46

G.I.S. ORTHOPHOTO 2012

Pure Bliss Premium Medibles

Exhibit 1  
Resolution No. 9554

10-UP-2013

# Conditional Use Permit – Medical Marijuana Use

## Stipulations

### Pure Bliss Premium Medibles

### Case Number: 10-UP-2013

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

#### OPERATIONS

1. **CONFORMANCE TO FLOOR PLAN.** The interior layout of the premises shall be in substantial conformance with the floor plan provided by the applicant, with the city staff date of 8/27/13, attached as Exhibit A to Exhibit 2. Any proposed significant change to the floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **HOURS OF OPERATION.** Per the applicant's Security, Maintenance and Operation Plan, the hours of operation for this facility shall be limited to:

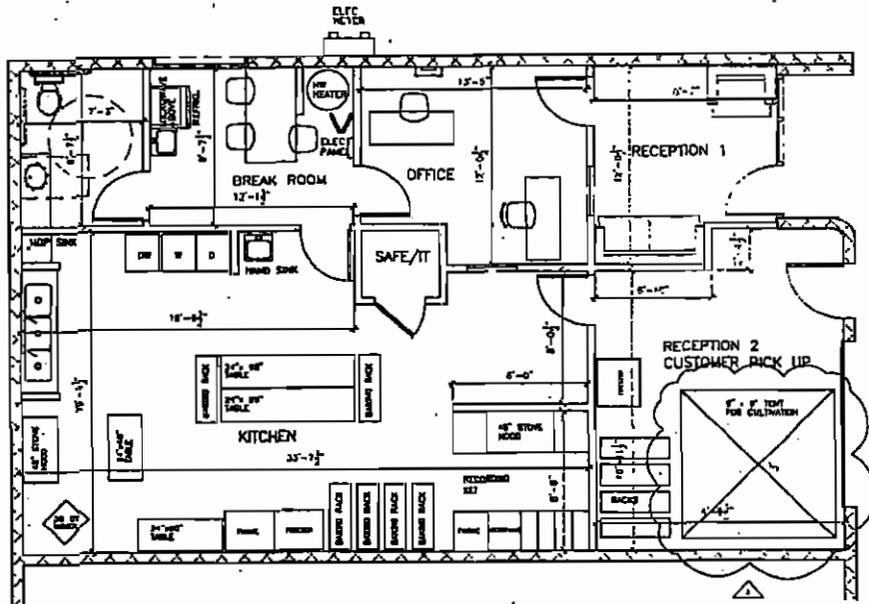
	Open to Customers	Close to Customers
Sunday	7:00 AM	6:00 PM
Monday	7:00 AM	6:00 PM
Tuesday	7:00 AM	6:00 PM
Wednesday	7:00 AM	6:00 PM
Thursday	7:00 AM	6:00 PM
Friday	7:00 AM	6:00 PM
Saturday	7:00 AM	6:00 PM

3. **SECURITY, MAINTENANCE, AND OPERATIONS PLAN.** The operations of the medical marijuana use shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division. A copy of the approved Security, Maintenance, and Operations shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning, Neighborhoods, and Transportation Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning, Neighborhoods, and Transportation Division.

**ADMINISTRATIVE/PROCESS**

4. **TERM OF CONDITIONAL USE PERMIT.** This conditional use permit is valid for five years, unless it is first amended or renewed.
5. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
6. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.
7. **COMPLIANCE WITH STATE LAW.** The owner shall maintain in good standing all appropriate permits, licenses and certificates from the State of Arizona.

Resolution No. 9554  
 Exhibit A to Exhibit 2  
 Page 1 of 1



**PROJECT DATA**

TENANT IMPROVEMENT FOR MEDICAL MARIHUANA BAKERY  
 AT 7655 E. EVANS RD., SUITE 1, SCOTTSDALE, AZ

ZONING - I-1

OCCUPANCY - GROUP B

BUILDING AREA

BUILDING TENANT AREA:  
 TENANT SPACE = 1,385 SQ. FT.

OCCUPANCY LOAD:

KITCHEN/OFFICE/RECEPTION: 1,160 SQ. FT. / 100 = 12

PARKING:

PARKING REQUIRED: 1,385 / 300 = 5 SPACES

PARKING PROVIDED: 8 SPACES (1 HANDICAP)

PLUMBING FIXTURES REQUIRED: (TABLE 2902.1)

UNISEX TOILET ALLOWED

1 UNISEX TOILET ADA COMPLIANT PROVIDED

10-UP-2013  
 8/27/2013

REVISION 08-10-13

BLISS PREMIUM MEDIBLES  
 E. EVANS RD., SUITE 1  
 SCOTTSDALE, ARIZONA

SCALE	1/4" = 1'-0"
DATE	07-02-13

PROJECT TITLE	FLOOR PLAN
---------------	------------

SHEET NUMBER	A. 1
--------------	------

## **Additional Conditions for Medical Marijuana Use**

### ***M. Medical marijuana use.***

1. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
2. The medical marijuana use is at least five hundred (500) feet from the following uses within the City limits:
  - a. Any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and
  - b. Any elementary or secondary school.
3. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from the following uses within the City limits:
  - a. Medical marijuana caregiver cultivation, or
  - b. Another medical marijuana use.  
However, no separation between these uses is required in the Industrial Park District I-1 where a medical marijuana caregiver cultivation use or a medical marijuana use hold a state issued caregiver registry identification card and/or a nonprofit medical marijuana dispensary registration certificate under the same name or entity.
4. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
5. The applicant has provided a written exterior refuse control plan, subject to City approval.
6. The applicant has provided a written public safety plan, subject to City approval.

7. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than 7:00 p.m.
8. There is no drive-through service, take-out window, or drive-in service.



### Application Narrative

Pure Bliss Premium Medibles and Topicals is the trade name for the line of premium quality infused medical marijuana medibles that will be made in the Pure Bliss infusion bakery. Pure Bliss medibles will be sold wholesale to dispensaries licensed by the Arizona Department of Health Services. The proposed 1500 square foot facility is located in the Thunderbird Industrial Airpark and will not be open to the public, but only to licensed caregivers and designated agents from dispensaries who will procure products to sell in their respective dispensaries.

### Use Permit Criteria

As has been evidenced by the approval of this site twice previously, the proposed site exceeds the use permit criteria outlined in the Scottsdale Zoning Ordinance.

**1. The use does not create damage or nuisance caused from noise odor, dust vibration or illumination.**

Pure Bliss is utilizing highly sophisticated odor remediation systems. In accordance with state regulations, there will be a very small cultivation operation, only generating clones that will be sold directly to the dispensary owners. Since the cultivation site will be dedicated to generating clones, prior to harvest, there will be no emission of dust or fumes and no nuisance created in this industrial park as there will be no retail sales.

**2. No impact on surrounding area from traffic.**

Staff will be very limited at this facility. There will be an Operations Manager, administrative assistant, Executive Chef and Sous Chef. All employees will possess valid dispensary agent cards.

**3. The use is compatible with surrounding uses.**

The facility is located in the Scottsdale Airpark which is zoned I-1. It is surrounded by industrial type businesses.

**4. The location meets all other additional conditions.**

This location complies with all of the City of Scottsdale's zoning requirements. It is zoned I-1, is greater than 500 feet from public, private and/or charter schools. It is greater than 500 feet from R-1, R-2 and M-H zoning.



## **Overview**

Pure Bliss Premium Medibles and Topicals is the trade name for the line of premium quality infused medibles that will be made in the Pure Bliss infusion kitchen. The kitchen proposes to be housed in:

Thunderbird Industrial Airpark  
7655 E. Evans Rd., Suite #8  
Scottsdale, Arizona 85260

The building is greater than 500 feet from schools, parks and residential areas and is zoned I-1. The site has previously been granted a conditional use permit twice – (26-UP-2011 and 4-UP-2012).

## **Space Planning and Security**

The proposed facility is located in the Thunderbird Industrial Airpark. Pursuant to the City of Scottsdale guidelines, the facility will operate from 6:00 am – 7:00 pm. The facility will not be open to the public, but only to licensed caregivers and designated agents from dispensaries who will procure products to sell in their respective dispensaries.

The site is 1300 square feet and is constructed of block concrete walls that are virtually impenetrable from the outside. The garage/loading door is steel reinforced from within and will be monitored by security cameras. The door to the front office is solid core wood and can only be opened by an internal buzzers. All glass windows will have motion sensors and bullet proof film.

### ***Access Restriction to Authorized Individuals***

Restriction throughout the facility is limited by keycard/pin # controls. Certain areas require only one (1) dispensary agent and certain areas require two (2) dispensary agents or management override. The system can be programmed on-site or remotely programmed by management in the event of dispensary agent termination. Only dispensary agents who have been licensed by the state and possess valid dispensary agent cards will be permitted to work in the facility.

### ***Parking***

There are a total of 17 available spaces in the complex including one handicapped accessible space. There are an additional 9 spaces available for our use. Since all pickups will occur at pre-scheduled times and the facility is not open to the public, parking is more than ample to accommodate usage.

### ***Smartcard Employee Access***

Smartcard Access control is required to access any area outside of the main reception area. Dispensary agents will have limited access to the kitchen and management is required to be present during the applicable hours. NO ACCESS is permitted after hours into high security areas.

### ***Burglar Alarm***

The Burglar Alarm System was designed specifically to not only meet, but to exceed DHS security requirements. The system incorporates sophisticated technology that will ensure a high level of security.

The System includes the following features:

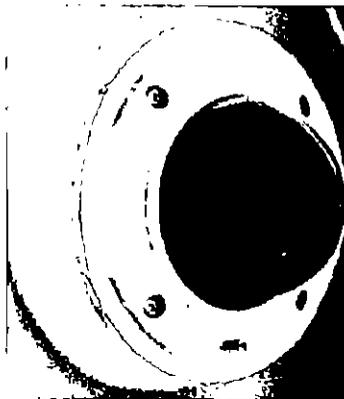
- a. Standard security measures such as Glass Break Detectors, Dual Technology Motion Sensors, and Door or Window Contacts are employed throughout the facility.
- b. Arming/Disarming of alarm system via individual pin number for additional tracking and accountability.
- c. System Equipped with indoor Siren and outdoor Siren with Strobe Lights.
- d. Two Hold-up (Panic) button are employed within the facility triggering silent alarms.
- e. Duress Alarm is employed through secret pin number for duress situations allowing access while triggering a silent alarm.
- f. Central Station Monitoring with backup communicator. In addition to notifying the Central Station key personnel are notified of all alarms via email/text message.
- g. All Electronic Security Equipment is powered with Uninterruptable Power Supplies and redundant Gel Cell back up batteries providing up to 5 hours of uptime in the case of a power loss.

### ***Electronic Monitoring of Facility***

Pure Bliss has made product and personnel security, by far, its first and foremost priority. The infusion site will have strategically placed outdoor cameras at both entry/exits and indoor cameras throughout the facility. The windows will have security sensors and there will be motion detector lights outside both entrances. The security system will be monitored electronically by on-site and off-site computers.

The System includes:

- a. 8 Indoor high resolution, low-light Camera's w/2.8-10mm Varifocal Lens' recording at 30 frames per second.



- b. 2 Vandal Resistant, high resolution, low-light, Outdoor Camera's with a 2.5 – 6mm Varifocal Lens recording at 30 frames per second.



- c. On Site Data Storage of all recording up to 60 days.
- d. Redundant 24 hour continuous off site video recording and storage for up to 7 days.
- e. Recording based on Motion, Time, Object Tracking, or System Event.
- f. Video Cameras powered with uninterruptable power supplies providing backup power during an outage to maintain recording capabilities for up to 30 minutes.

### ***Off-Site Remote Monitoring***

Authorized state and law enforcement officials can, at their option, access live video of the facility via the internet, tablet, or cell phone 24 hours a day. This access enables the authorities to observe the facility at all hours, confirming that the facility is in compliance with state requirements.

### ***Panic Buttons***

Employees will gain access to restricted areas through fingerprint scanners. In addition to the security system outlined herein, there are two alarm/panic buttons located at each POS. Employees will have access to the wireless alarm/panic button system that will provide additional facility security while the facility is open. The facility owners, board members, and authorized agents will be able to view live video of the facility through the internet via a personal computer, tablet, or cell phone. Access to live video can also be provided to authorized state officials if requested so that they may observe the facility at all hours, confirming that the facility is in full compliance.

### ***Exterior Signage***

No exterior signage will be added to the site. Dispensary agents and caregivers will be aware of the facility's location after having registered online, providing identifying information confirmed by the DHS website. There will be a small plaque indicating, "This facility is not open to the public and is only accessible by persons possessing a valid AMMA card".

### ***Financial Controls***

The facility will accept credit, debit and cash as well as checks. All customers will be issued a smartcard after all of their state issued documentation has been verified. Customers will make payments for their orders through the wall mounted, highly secure bill loader. No personnel will have access to cash, credit or debit card information. This added security is a further deterrent to internal and external theft.

### **Product Preparation and Controls**

Since Pure Bliss' products are primarily sold frozen (to be baked at the dispensary's site), no fryers or large heating elements are required. All raw cannabis will be infused into butter or a variety of oils, using the French *sous vide* method of preparation, creating the base for all Pure Bliss edibles. Any potential odor that is emitted is controlled through carbon filters.

### ***Inventory Control and Medicine Intake***

Pure Bliss will infuse cannabis into food ingredients to create medically infused edibles. The edibles are primarily designed for patients who are typically unable or unwilling, for whatever reason, to inhale cannabis in the flowered form. Typically, those patients are cancer patients, older patients and/or HIV/AIDS patients, as well as patients who suffer from severe and chronic pain and who desire the constant relief provided by the medicine without the psychotropic effects.

Any medicine brought into the facility by another dispensary agent or donated by a caregiver will be logged into the system. Scheduled deliveries will only occur two (2) days/week. Barcode tracking of all raw cannabis brought into the facility will be monitored and accounted for through this system. Through real time reporting, Pure Bliss will be able to manage all medicine received, and account for all products. The proprietary barcode system will identify the strain's origin, cultivator, genetic history and date of intake. As a licensed infusion facility, Pure Bliss can provide DHS with real time access to all inventory tracking.

## Reporting

Documentation and audit trail of the entered data is visible in reports and maintained in real time.

ID...	PU Activity - Creation Date...	Loc...	PU Stage - P...	PU Activity - Descri...	PU - Acti...	PU Activity - Start Date ...	PU Activity
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	04 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	01 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	08 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	10 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	07 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	05 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	09 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	02 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	03 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 1:49:15 PM by sa	06 [W...	3/28/2011	Planting process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	17 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	19 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	12 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	16 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	11 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	18 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	20 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	15 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	14 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011
PU-0166	1.00 3/28/2011 2:36:03 PM by sa	13 [W...	3/28/2011	Planting Process	3/28/2011	3/28/2011	3/28/2011

These quality control systems will ensure that only, properly grown, tested, sealed cannabis has been delivered to the facility through a verifiable chain of custody. Any breaches in the inventory control system will immediately be identified and remedied.

Once the medicine has been received and intake completed, it will be stored in the digital safe kept in a locked room, only accessible by management. The medicine will be infused into butter or a variety of cooking oils prior to the end of the day. **NO MEDICINE WILL BE STORED IN ITS RAW FORM OVERNIGHT.** The final product will be weighed and stored in locked freezers or refrigerators.

### Odor Control

Mitigation of any potential plant odors will be achieved by HEPA filtration and activated carbon filter cartridges.

### Independent Testing

Pure Bliss will create edibles from cannabis that has been inspected and tested by AZ MedTesting. The lab meets **Best Laboratory Practices Standards** to ensure that patients receive accurate analytical data regarding the edibles they are ingesting.

The testing lab will offer comprehensive medicinal cannabis safety screening. Using Gas Chromatography (GC) with Mass Spec (MS) and High-Pressure Liquid Chromatography HPLC, the testing will analyze and determine the percentages of active ingredients in each sample of Cannabis. Verified testing results (as shown below) through real time barcodes will be

maintained on file, assuring the patient that he/she receives medibles from the same batch that was tested.

Independent lab testing will confirm the integrity of the inspection results and the quality of the harvest, and will ensure that there are no contaminants such as mold and non-organic pesticides in the final product. Permissible exposure limits (PEL's) for non-organic pesticides have been established by CMS using the EPA's Pesticide Tolerance Limits for All Food Crops. Microbiological contaminant level requirements will follow World Health Organization Standards.

### **Waste Disposal**

Based upon the method of preparation employed by Pure Bliss, unusable waste is minimal. Once the final product of the butter has been strained and infused, any waste product is placed in a biohazard red bin. The contents are then saturated with a formula that removes any minimal amount of THC residue that might be remaining. The waste bin is picked up weekly by a waste disposal company and is destroyed in accordance with generally accepted waste disposal protocols.

### **Market Overview**

Pure Bliss is committed to providing alternative methods of cannabis ingestion. Patients suffering from debilitating illnesses, particularly intestinal illnesses, nausea, cachexia and cancer appreciate the ability to medicate with non-smoking medibles. The company has based its business model on the following market facts.



### **MMJ MARKET MOVEMENT**

- Move from selling raw, inconsistent cannabis to the distribution of inspected, tested and certified cannabis provided to a trusted medicinal manufacturers and suppliers
- Consistency in the preparation and dosage
  - Increased safety due to greater controls over manufacturing
- Move away from smoking cannabis; the current predominantly used delivery system
- Move to edibles, beverages and other non-smoking delivery systems

Source: State of Medical Marijuana Markets 2011  
See Change, March 2011.

### **Management**

Pure Bliss will be operating under the strictest of controls and operational guidelines. The company will utilize a fully automated inventory tracking system, accounting for all raw cannabis used in the preparations of the medibles. Oversight of the operations of the facility will be handled by the following key personnel:

### ***Medical Director***

Dr. Elaine Burns (Registration #: 08-1087) is an Arizona-licensed and board-certified Naturopathic Medical Doctor (NMD). In addition to her Doctorate in Naturopathic Medicine, she also obtained a Bachelor's degree in Psychology and Pre-med from the University of Delaware and, a Master's degree in Business from the University of Phoenix.

Dr. Burns is the founder of the Southwest Medical Marijuana Evaluation and Cannabis Pain Management Centers and continues to consult on patient protocols and tracking with the centers. In addition, Dr. Burns is the first in the state of Arizona to pass the American Academy of Cannabinoid Medicine's (AACM) physician certification test qualifying her as an expert in the clinical applications of cannabis medicine. The AACM provides the GOLD standard for medical cannabis recommendations and approval.

Dr. Burns is a member of the Arizona Naturopathic Medical Association (AzNMA), the Naturopathic Board of Aesthetic Medicine (NpBAM), the American Academy of Anti-Aging Medicine and, American Academy of Cannabinoid Medicine.

### ***Executive Chef***

Having begun his culinary career working in family owned restaurants, Chef Timothy Burns realized his passion for the culinary arts early in his life. After graduation from the Arizona Culinary Institute, Chef Burns worked as a sous chef in some of the finest hotels and resorts in the valley. Recognizing his innate talent, he was recruited to work in Washington DC, working under the tutelage of Jose Andreas, widely recognized as one of the country's Top Chefs. During his tenure in the nation's capital, Chef Burns honed his skills as a chef, developing cutting edge techniques to create exceptional cuisine. He later worked as a chef at the Denver Country Club, the largest private country club west of the Mississippi river.

Realizing not only his phenomenal talent, but his commitment to providing alternative methods of medicating to the MMJ community, Chef Burns was recruited, and eventually became the Executive Chef of Pure Bliss Premium Medibles. For almost 2 years, Chef Burns has developed exceptional quality and highly effective recipes, to the delight of patients suffering from debilitating illnesses throughout the state.

As Pure Bliss expands into a full-service commercial kitchen providing medibles for select dispensaries throughout the state, patients will assuredly delight in the experience of enjoying top quality, superior tasting and innovative infused medibles, freshly baked right in the dispensary. More importantly, they will know that their medibles are consistently dosed, ensuring they receive the relief sought, each and every time they ingest a morsel of a Pure Bliss Premium Medible.

### **Public Health, Safety and Welfare**

The location of this facility in the Thunderbird Industrial Airpark is designed for industrial use. Pure Bliss will create no nuisance to the neighboring buildings or suites due to noise, smoke, odor, dust, vibration or illumination. There will not be an inordinate amount of traffic as it is not open to the public. Further, the nature of the business is reasonably compatible with other uses in the area.

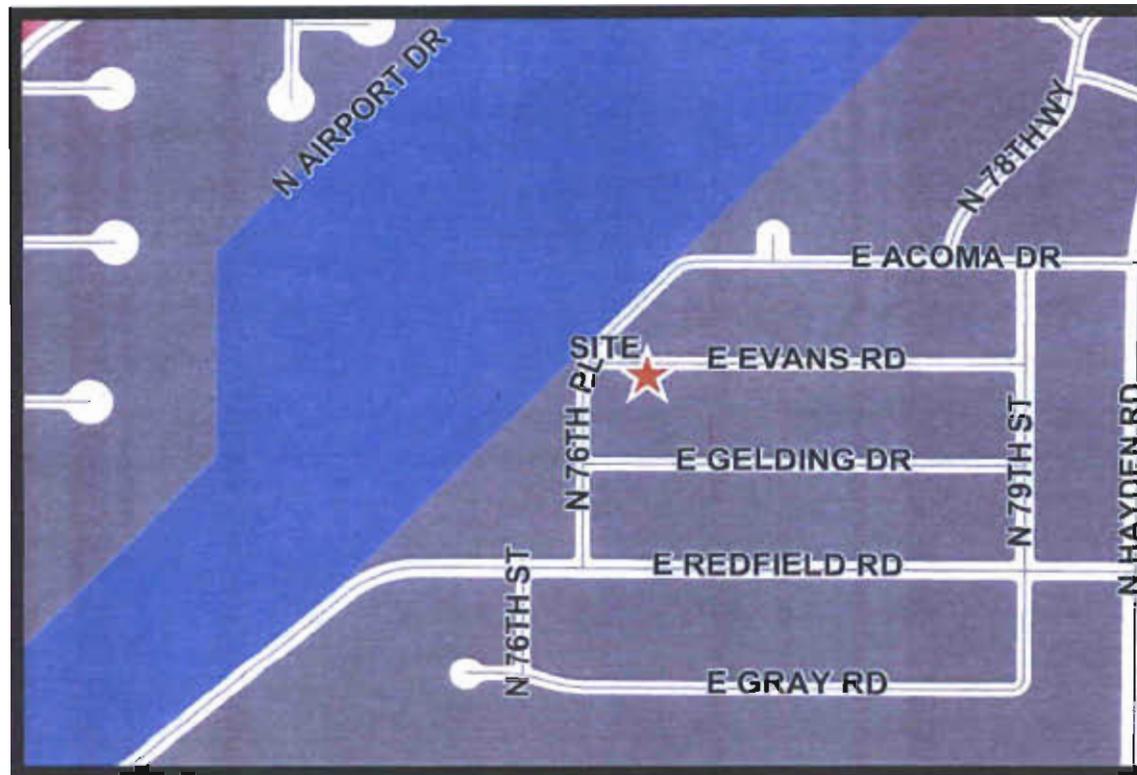


Pure Bliss Premium Medibles

10-UP-2013

ATTACHMENT #3

## Existing General Plan Land Use Map



10-ZN-2013

ATTACHMENT #4

# Zoning Map



10-UP-2013

ATTACHMENT #5

420014  
082813

**CITY OF SCOTTSDALE**  
**SECURITY, MAINTENANCE AND OPERATIONS PLAN**  
For Medical Marijuana Facilities

Scottsdale Police Department, 3700 North 75<sup>th</sup> Street, Scottsdale, AZ 85251  
Phone: 480-312-5000  
City of Scottsdale Current Planning, 7447 E. Indian School #105, Scottsdale AZ 85251  
Phone: 480-312-7000

Project # \_\_\_ -PA-2011 or Case # \_\_\_ -UP-2011

Assigned Planner: GREG Bloemberg

Police Detective: JOHN MILLER

Facility Name: Byers dba Pure Bliss

Facility State I.D. Number: 00000054000V00321891

Address: 7155 E. EVANS SUITE 5, Scottsdale  
85260

Business Phone: (480) 696-4860

Business FAX: (480) 594-6683

Maximum Occupancy: 20 - (not open to public)

Effective Date of the Plan: OCTOBER 1, 2013

Date of Plan Review: \_\_\_\_\_

Use Permit Issue Date: \_\_\_\_\_

Contact Person (1): Thomas Riccardo

Home Phone: (727) 776-7170

Contact Person (2): INGRID JOWA

Home Phone: (602) 299-6458

## Purpose of the Plan

To address security measures, maintenance, waste management and operations for a facility that requires a Security, Maintenance and Operations Plan pursuant to Scottsdale Revised Codes. The applicable uses are as follows: Medical Marijuana Dispensary, Medical Marijuana Cultivation and Medical Marijuana Processing, all of which require a Conditional Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

- Compatibility with surrounding structures and uses
- Dispensary security and patron safety
- Waste disposal measures related to the dispensing, cultivation or processing of the product

It is the intent of the City of Scottsdale to provide an environment that enhances the safeguarding of property as well as public welfare and to limit the need for law enforcement involvement.

The Permittee agrees that successful execution and enforcement of this Plan are a required condition of the use permit. Termination, cancellation, deviation or non-approval of the Plan constitutes a breach of the Plan and could result in the revocation of the use permit.

## Operations and Hours

1. Permittee: Byers dba Pure Bliss  
Type of Organization:  Arizona Corporation  Corporation  
 Sole Proprietorship  LLC  
 Partnership  Other
2. Managing Agents Name: Thomas Riccarda  
Title: VICE PRESIDENT  
Address: 7655 E. Evans, #5, Scottsdale, AZ 85260  
Phone Numbers: (747) 776-7170  
Fax or Other Numbers: (480) 584-6683
3. Business Owner(s) (if different than Managing Agent) Name, Address, Phone: Kyle Wylodge, 227 E. Main St. Springerville, AZ 85938 (480) 696-4860

4. Property Owner or Property Manager (if different from Managing Agent)  
 Name, Address, Phone: Russell Hudakins  
Russ E. Evans, SUITE 8, Scottsdale,  
 5. Hours of Operation: (602) 469-1530  
AZ 85260

	Open	Closed
Monday	<u>7 a.m.</u>	<u>6 p.m.</u>
Tuesday	<u>7 a.m.</u>	<u>6 p.m.</u>
Wednesday	<u>7 a.m.</u>	<u>6 p.m.</u>
Thursday	<u>7 a.m.</u>	<u>6 p.m.</u>
Friday	<u>7 a.m.</u>	<u>6 p.m.</u>
Saturday	<u>7 a.m.</u>	<u>6 p.m.</u>
Sunday	<u>7 a.m.</u>	<u>6 p.m.</u>

6. Cooperation/Complaints/Concerns:

Permittee will maintain communications with establishments located on and adjacent to the premises, and with residents and other businesses that may be affected by patrons or operations of the Permittee. Permittee designates the following person to receive and respond to concerns or complaints from other residents or businesses:

Name: Thomas Riccardi Address: Russ E. Evans, #5, Scottsdale, AZ 85260 Phone: (727) 696-4860

Permittee, managing agents, on-duty managers, supervisors and security personnel will cooperate closely with Scottsdale Police, City of Scottsdale Code Enforcement staff or other City staff as well as business and residential neighbors in addressing and investigating complaints, criminal acts, refuse issues and any other concerns.

## Security and Maintenance

### Security Attire

- Security personnel must be readily identifiable to police, patrons, and other employees to ensure the safety of the security staff when engaged with patrons.
- If on-site security personnel are utilized, they should wear an appropriate uniform-style shirt with the word "security" on both the front and back, in two

(2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn.

#### Security Officer Responsibilities

The Permittee or management must clearly delineate the below responsibilities to all new security personnel and ensure these responsibilities are explained and understood.

- Civilian Security Officers will be responsible for patrolling the full property of the facility during all hours when patrons are in the facility, outside the facility, and in the facility parking areas.
- The Permittee warrants that there will be a minimum of 1 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:
  1.  Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining patron safety.
  2.  Security officer(s) will be responsible for conducting roaming patrol of the exterior in an effort to prevent criminal behavior, maintain the peace and prevent refuse issues. This patrol shall include all parking areas to prevent a gathering of patrons during business hours and up to thirty (30) minutes after closing.
  3.  Security officer(s) will be responsible for ensuring that no persons are consuming marijuana on the dispensary property, or on adjacent properties.
- In addition, security officers will report all acts of violence to management personnel, complete a written report, log the act of violence, and contact Scottsdale Police Department immediately. Unreported acts of violence may result in revocation of the Permittee's Conditional Use Permit. Facility management, company members, corporate officers/shareholders, or facility ownership has the ultimate responsibility for the recording of the act of violence, logging of the act of violence, and reporting the act of violence to the Police Department and the Arizona Department of Health Services.

#### Management Responsibilities

The Permittee must clearly delineate the below responsibilities to all managers, assistant managers, and person(s)-in-charge and ensure these responsibilities are understood and followed.

- The manager(s) shall ensure that all employees, security staff and off-duty officers employed by the facility be trained and knowledgeable about the contents of this plan. The following shall be agreed upon and adhered to:
  1. There will be a minimum of 1 manager(s) available on the premises during hours of operation.
  2. If security personnel are utilized, at least one manager shall be identified as the "Security Manager" for the facility and be responsible for ensuring that a safe environment exists, for the supervision of all security personnel and that all security personnel as identified here shall meet or exceed the requirements established by A.R.S. 32-2621

through A.R.S. 32-2636, as amended, relating to security personnel and guards, and any regulation issued pursuant thereto.

3. At least one security manager will be on duty until 30 minutes after closing or the last security officer is off duty, whichever occurs last.

**Uninformed Sworn Officer Responsibilities:**

If off-duty law enforcement is used for security, it is the responsibility of the Permittee or management to clearly delineate the following responsibilities, which include at a minimum the following:

1. Conduct traffic control as needed
2. Assist civilian security officer(s) in removal of disorderly and/or impaired patrons and maintain the peace outside the establishment.
3. If necessary, patrol the exterior portions of the business to maintain the peace as well as prevent criminal acts.

**Parking**

- In order to reduce criminal activity that negatively affects the nearby businesses or residential, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's patrons and employees.
- It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled so parking areas are not used: as a gathering place for use or consumption of medical marijuana or spirituous liquor, for other violations of state or city law or for acts of violence or disorderly conduct.

**Refuse Plan**

- It is the Permittee's responsibility to ensure refuse containers are properly used and the area in and around the business is kept clean. Failure to do so will result in an investigation and possible citation from the City of Scottsdale Code Enforcement or other governmental agencies.
- Waste associated with the medical marijuana, including seeds, stems, leaves, oils, etc., shall be disposed of in accordance with Title 36, Chapter 28.1 of the Arizona Revised Statutes and/or Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services.

**Establishment of Records**

- In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee shall retain all records related to the operation of the establishment for a period of no less than 2 years. Records include all audio recordings, video recordings, written receipts, invoices and evidence of any transaction occurring within or without the establishment that are related to the establishment.
- Records may be maintained at an off-site location, but must be produced, if requested by any law enforcement officer, within 24 hours.
- Failure to maintain records for a minimum of 2 years may result in revocation of the Conditional Use Permit.

- Failure to produce records subsequent to a written or verbal request by any law enforcement officer within 24 hours may result in revocation of the Conditional Use Permit.

#### Physical Security

It is the Permittee's responsibility to utilize the following security measures throughout the property:

- Video Surveillance
  - In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee must install and utilize 24-hour video surveillance and hardened video lines that record to a secure or off-site location, and that the Permittee can provide to the Arizona Department of Health Services or Scottsdale Police Department upon request.
  - Video surveillance must record all persons who enter the facility, persons who submit registry identification cards, and the registry identification cards.
  - Video surveillance must cover all interior patron areas and exterior parking areas.
- Audible and Silent Alarms
  - In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee must install and utilize audio and silent monitored alarms and must obtain the required City of Scottsdale alarm permits.
- Physical Security Measures
  - The Permittee must develop a plan to address all aspects of physical security for the facility, including bollards to prevent vehicle intrusions into the facility, alarm security and written risk assessment by police personnel.
- Access to Employee Areas
  - The Permittee must utilize coded security doors that restrict access to any employee-only areas.
- Vending Machines
  - Vending machine operation for dispensing of product is restricted to the times when a manager or assistant manager is present and the facility is open for business.
- Lighting
  - All portions of the establishment and patron parking areas will be sufficiently illuminated, and the lighting will be consistent with the City Policy for Exterior and Site Lighting.

#### Enforcement of Security Plan

Violations of this Security Plan will be enforceable by City of Scottsdale Police Officers and/or Code Enforcement employees and may constitute grounds for revocation of applicable use permits relating to the facility.

Violation, amendment, revocation, as defined in Scottsdale City Zoning Code Sec. 1.402.

Conditional use-permits, which have been approved by the City Council, shall be subject to the following procedures and criteria regarding any violation, amendment, or revocation.

- The violation of any condition imposed by the conditional use permit shall constitute a violation of this ordinance and shall be subject to the requirements of Section 1.1400 et seq.
- Conditional uses shall be developed in conformance to the approved plans as determined by the Zoning Administrator. An amendment to a conditional use permit is required before implementation of any material change in the scope and nature of an approved conditional use, material change in any conditions or stipulations to a conditional use permit or material change in the physical size, placement or structure of property subject to a conditional use permit. The Zoning Administrator shall have the discretion to determine if a proposed change warrants an amendment. An amendment must be approved as provided in Section 1.400 et seq. for the approval of conditional use permits.
- The Zoning Administrator may recommend to the City Council and the City Council may affect revocation of a conditional use permit pursuant to Section 1.402 of the Scottsdale Zoning Code for acts including but not limited to:
  1. A violation of the Plan.
  2. Violation of the conditions of the Use Permit.
  3. Violation of Scottsdale ordinances or law.
  4. Repeated acts of violence or disorderly conduct as reflected by police calls for service or offenses occurring on premises utilized by patrons of the Permittee, or failure to report acts of violence
  5. Failure of the Permittee to take reasonable steps to protect the safety of persons entering, leaving or remaining on the premises when the Permittee knew or should have known of the danger to such person, or the Permittee fails to take reasonable steps to intervene by notifying law enforcement officials or otherwise to prevent or break up an act of violence or an altercation occurring on the premises or on premises utilized by patrons and employees of the Permittee when the Permittee knew or reasonably should have known of such acts of violence or altercations.
  6. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
  7. Misrepresentations or material misstatements of the Permittee, its agents or employees.

#### Dissemination of the Security Plan

- A copy of this security plan must be provided to each security officer, off-duty sworn law enforcement officer, manager(s) and assistant manager(s) employed by the permittee.

- A reading log will be maintained and will be signed by each of the above persons, stating they have read and understood this plan. Each security employee must read the plan once per year, or when there are any changes to the plan.
- A current copy of this plan will be maintained on the premises at all times, and a copy of this plan must be made available upon request of any code enforcement officer or police officer.
- Failure to conform to this plan will be considered a violation of the use permit.

Termination of the Plan

- This plan terminates on the date that the permittee's use permit terminates.
- An annual review of this plan may be conducted by City staff and revisions may be required.

Enclosures

Addendums attached *Jgm*  
 ~~No enclosures~~

SECURITY GUARD  
 WAIVER REQUEST

APPLICANT/MANAGEMENT:

Name: INGRID JOWA  
 Address: 7655 E. EVANS, # 5, Scottsdale, AZ 85260  
 Phone: (602) 299-6488  
 Date: 9/12/13  
 Signature: *Ingrid Jowa*

APPROVED BY:

Detective: *J. Miller*  
 Phone: 480-312-8333  
 Date: 10/8/13  
 Signature: *J. Miller*



**Byers Dispensary, Inc.**

Registration Certificate #: 00000054DCOV0032189

Thunderbird Industrial Airpark

7655 E. Evans Rd., Suite #5, Scottsdale, Arizona 85260

VIA EMAIL

October 3, 2013

Detective John Miller  
Detective, Scottsdale Police Department  
Liquor Investigations and Enforcement  
Scottsdale, Arizona

Re: *Security Guard Waiver Request  
Medical Marijuana Wholesale Infusion Facility*

Dear Detective Miller:

As you are aware, we are in the process of securing a Use Permit for the operation of a wholesale medical marijuana infusion facility to be located in the Scottsdale Airpark. As we discussed during your recent inspection, the facility will be operated as a highly secure, wholesale bakery open to a limited number of licensed dispensary agents. We will not store any raw cannabis on-site; the facility is not open to the public; there is no exterior signage and there will be fewer than five (5) dispensary agents authorized to work in the facility. Moreover, any foot traffic will be extremely limited and controlled by the use of smart card technology. Further, employees do not accept cash and no cash will be kept on the premises and any activity will be remotely monitored and we can also make remote access available to the Scottsdale PD.

We understand that the City of Scottsdale requires all medical marijuana facilities to employ a security guard. However, given the nature of our facility as a wholesale infusion bakery, the extremely limited traffic and the highly sophisticated security system, we contend that a security guard is either warranted, necessary or in the best interest of the facility. Therefore, please accept this letter as a formal request for a waiver of the security guard requirement for at least one (1) year. We understand that the necessity for a security guard will be monitored by your office during the year. In the event it is deemed that the presence of a security guard is warranted at any time, please rest assured we would have no objection whatsoever to hiring a security guard without hesitation.

As is evident by our operation, we are committed to running an extremely professional and compliant facility. We are extremely committed to the safety and security of this facility. To that end, we have implemented all technology available to us to ensure that we not only proactively address any potential security issues, but that we also ensure any potential criminal activity is deterred.

Sincerely,

*Ingrid Joiya*

Ingrid Joiya

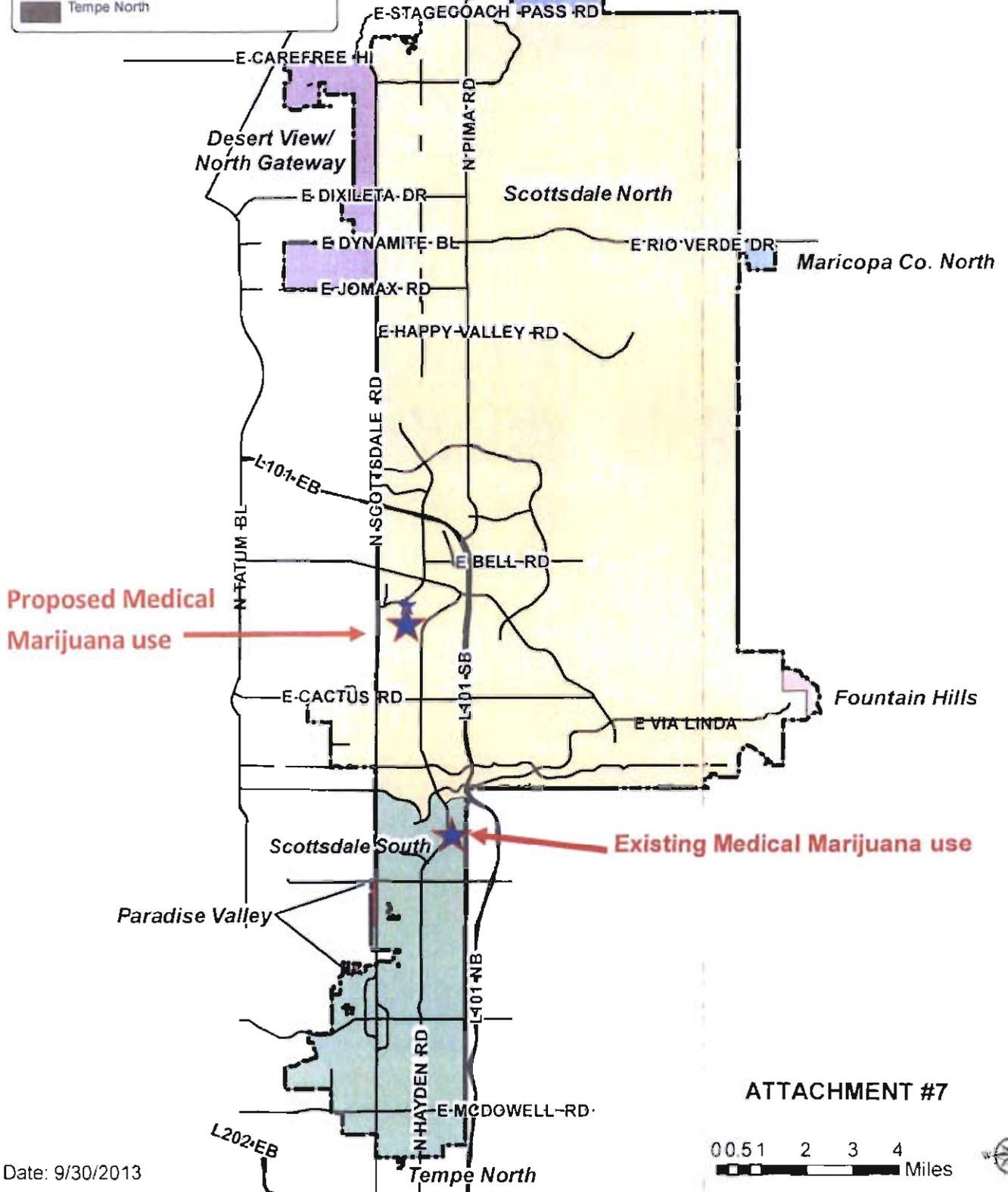
[www.pureblissmedibles.com](http://www.pureblissmedibles.com)

# Community Health Analysis Areas

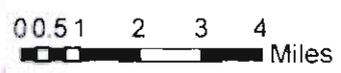
## Legend

### Community Health Analysis Areas

- Desert View/North Gateway
- Fountain Hills
- Maricopa Co. North
- Paradise Valley
- Scottsdale North
- Scottsdale South
- Tempe North



ATTACHMENT #7





## **NEIGHBORHOOD NOTIFICATION LETTER**

This letter is to notify the residents of the Thunderbird Industrial Airpark of our application for a Conditional Use Permit from the City of Scottsdale. The CUP will authorize us to operate a wholesale infusion bakery creating cannabis infused edibles to be sold to legally authorized dispensaries. Since the facility is a wholesale bakery, it will only be open to the limited number of dispensary owners in the state. It will not be directly open to the patient population.

The building is located at 7655 E. Evans Rd., Suite #5, Scottsdale, Arizona 85260. It is zoned I-1. The suite is 1300 square feet. The exterior of the building will not be changed and will look similar to surrounding businesses. There will be no exterior signage.

There will be a highly sophisticated security system installed and there will be no odor, noise, vibration, lighting or traffic to identify the site as a cannabis infusion center.

An open house will be held at the property on August 26, 2013 between 5:00 p.m. and 6:30 p.m. Please feel free to stop by, have some refreshments, see the space and meet the principals. We will be more than happy to answer any questions or address any concerns you might have.

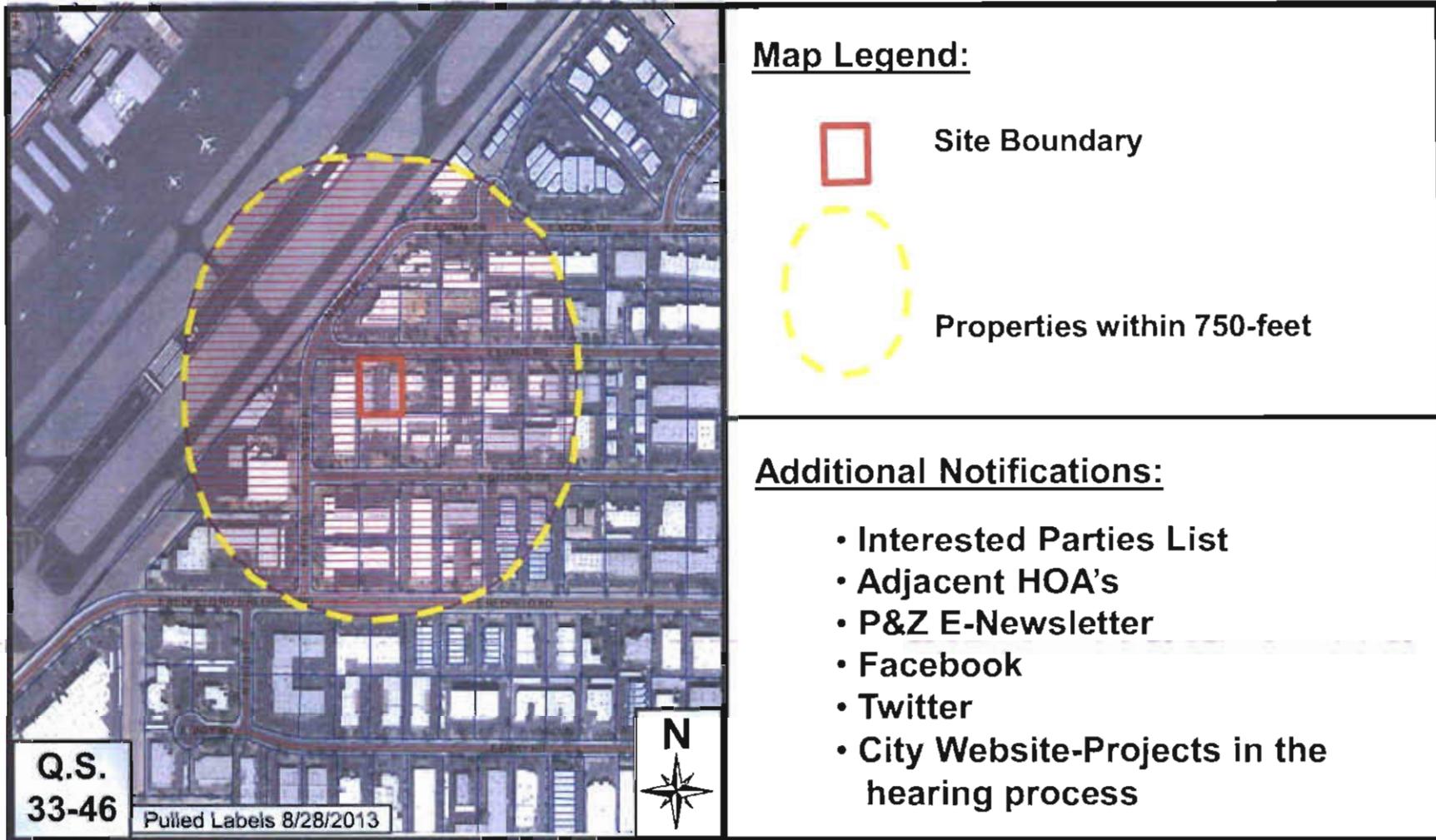
### **Contacts:**

David Dow, Esq.	Legal Representative	(602) 550-2951
Greg Bleumberg	City of Scottsdale	(480) 312-4306

We look forward to joining the Scottsdale community and to being a good corporate center as we strive to service the MMJ patients throughout the state of Arizona.

Hopefully we will see you at the open house!

## City Notifications – Mailing List Selection Map



**Pure Bliss Premium Medibles**

**10-UP-2013**

ATTACHMENT #9



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, OCTOBER 23, 2013**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael D'Andrea, Chairman  
Michael Edwards, Commissioner – Arrived at 5:05 pm  
Erik Filsinger, Commissioner  
Matt Cody, Commissioner  
David Brantner, Commissioner  
Jay Petkunas, Commissioner

**ABSENT:** Ed Grant, Vice-Chair

**STAFF:** Tim Curtis Erin Perreault  
Sherry Scott Ross Cromarty  
Dan Symer Kira Wauwie  
Don Hadder

**CALL TO ORDER**

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

### **MINUTES REVIEW AND APPROVAL**

1. Approval of October 9, 2013 Regular Meeting Minutes including Study Session.

**COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 9, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

### **EXPEDITED AGENDA**

2. 6-TA-2009#4 (Downtown Text Amendment pertaining to the Downtown and Citywide.)
3. 10-UP-2013 (Pure Bliss Premium Medibles)
4. 11-UP-2013 (The Bronzmopolitan, LLC)

**COMMISSIONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 6-TA-2009#4, 10-UP-2013, AND 11-UP-2013 PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

### **REGULAR AGENDA**

5. 1-TA-2009 (Text Amendment Planned Commerce Park (PCP))

**COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 1-TA-2009, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

**NON-ACTION AGENDA**

6. 6-TA-2013 (Penalties & Enforcement)

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:35 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:  
[www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

# **Pure Bliss Premium Medibles**

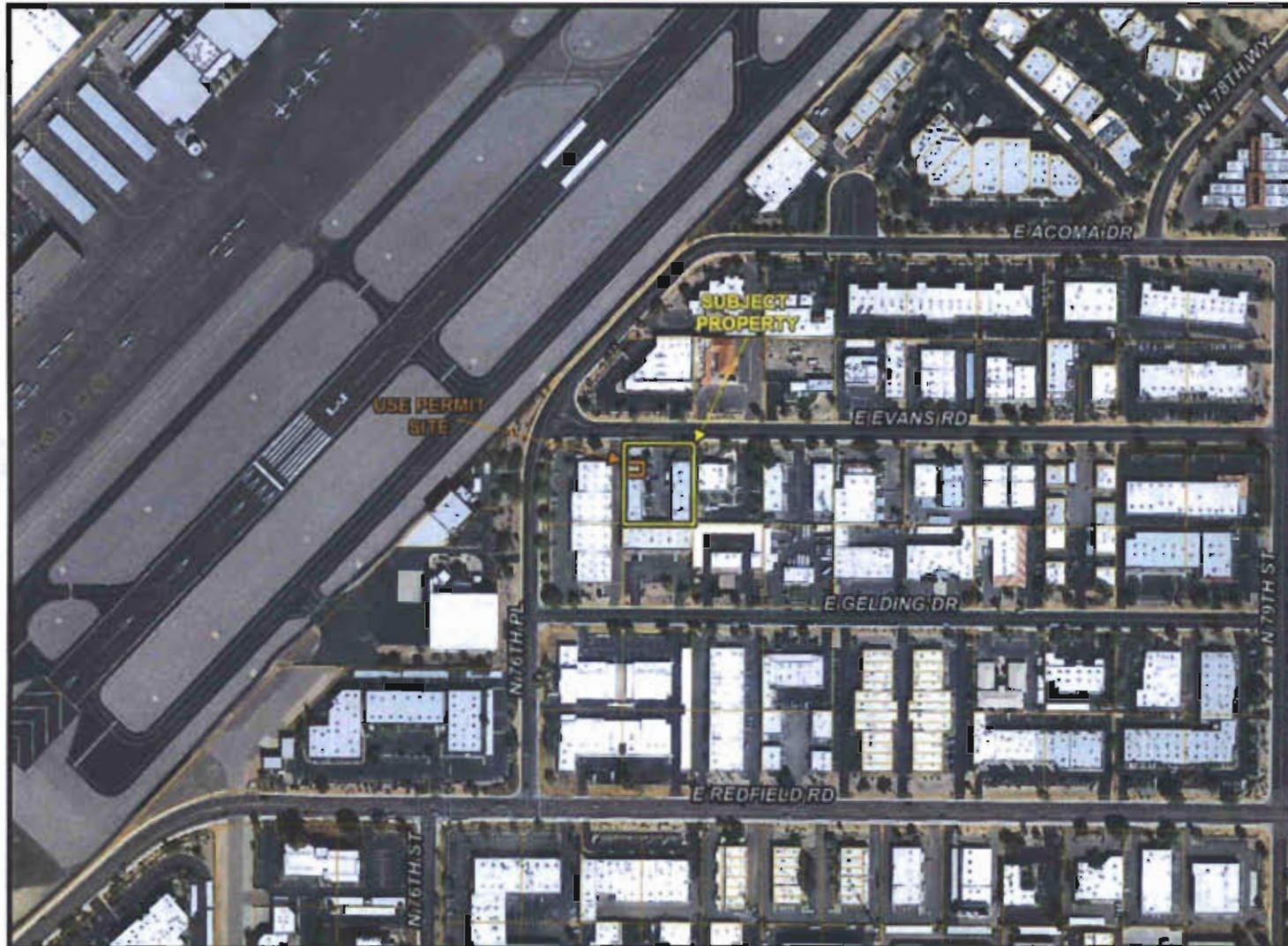
**10-UP-2013**

City Council

November 19, 2013

Planner: Greg Bloemberg

# Pure Bliss Premium Medibles



CONTEXT AERIAL

10-UP-2013

# Pure Bliss Premium Medibles



CLOSE AERIAL

10-UP-2013

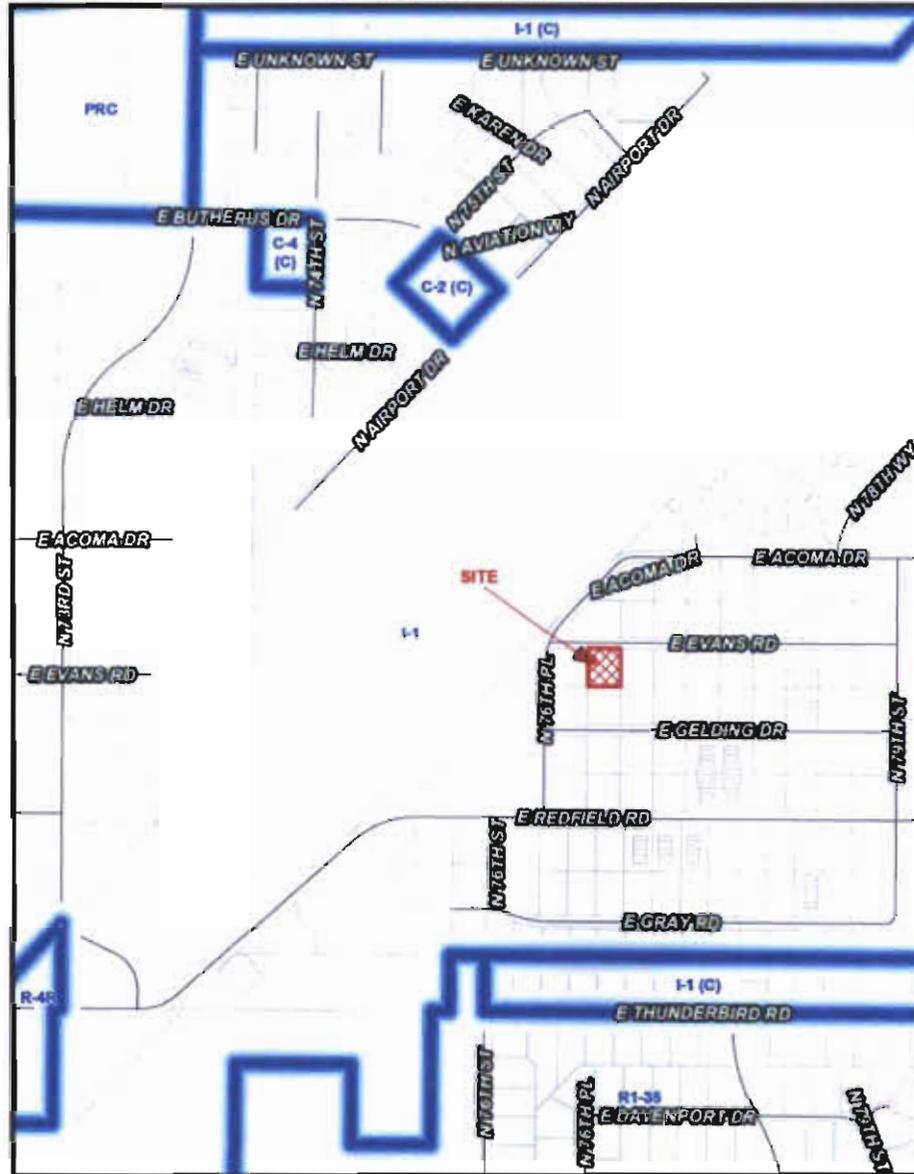
# Pure Bliss Premium Medibles



LAND USE

10-UP-2013

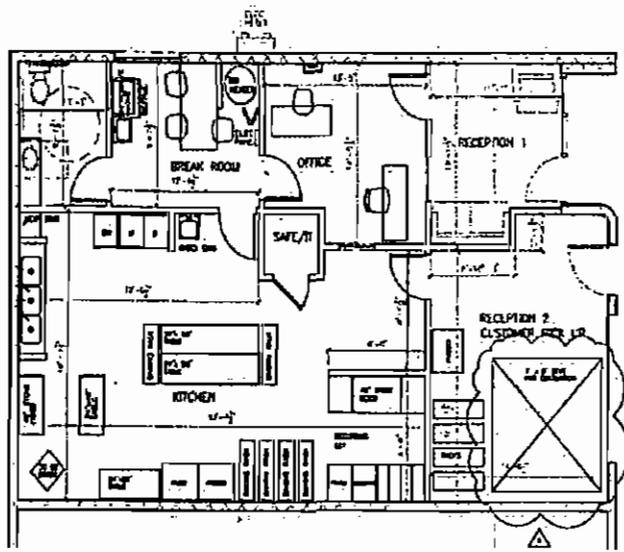
# Pure Bliss Premium Medibles



ZONING

10-UP-2013

# Pure Bliss Premium Medibles



## PROJECT DATA

TENANT IMPROVEMENT FOR MEDICAL MARIJUANA BAKERY  
AT 7655 E. EVANS RD., SUITE 1, SCOTTSDALE, AZ

ZONING - I-1

OCCUPANCY - GROUP B

## BUILDING AREA

BUILDING TENANT AREA:  
TENANT SPACE = 1,385 SQ. FT.

## OCCUPANCY LOAD:

KITCHEN/OFFICE/RECEPTION: 1,160 SQ. FT. / 100 = 12

## PARKING:

PARKING REQUIRED: 1,385 / 300 = 5 SPACES

PARKING PROVIDED: 8 SPACES (1 HANDICAP)

## PLUMBING FIXTURES REQUIRED: (TABLE 2902.1)

UNISEX TOILET ALLOWED

1 UNISEX TOILET ADA COMPLIANT PROVIDED

10-UP-2013  
8/27/2013

FLOOR PLAN

10-UP-2013

# Pure Bliss Premium Medibles

- Location previously approved twice for Medical Marijuana use (26-UP-11 & 4-UP-12)
- Facility will operate under existing Registration Certificate for dispensary in Mesa
- Per ADHS, only dispensaries subject to CHAA limitations

# **Pure Bliss Premium Medibles**

**10-UP-2013**

City Council

November 19, 2013

Planner: Greg Bloemberg



# Pure Bliss Premium Medibles

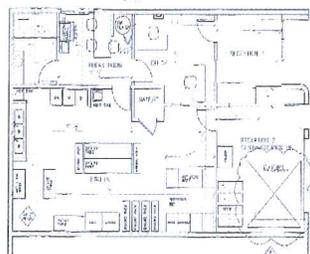


CLOSE AERIAL



10-UP-2013

# Pure Bliss Premium Medibles



### PROJECT DATA

TOWNHOMES/RECEPTION, 100 N. TOWNHOMES PARKWAY  
AT 7500 E. EVANS RD., SUITE 1, SCOTTSDALE, AZ

ZONING - M-1

OCCUPANCY - GROUP B

### BUILDING AREA

PROPOSED: 20,000 SQ. FT.  
EXISTING: 10,000 SQ. FT.

### OCCUPANCY LOAD

5.10 UNITS/100 SQ. FT. / 100 - 12

### PARKING

PARKING REQUIRED: 1,850 / 300 - 5 SPACES  
PARKING PROVIDED: 2 SPACES (PAID LOT)

### PLUMBING FIXTURES REQUIRED (TABLE 2902.1)

URINALS: 10  
TOILETS: 10  
FLOOR: 10

10-UP-2013  
2/27/2013

FLOOR PLAN

10-UP-2013

## **Pure Bliss Premium Medibles**

- Location previously approved twice for Medical Marijuana use (26-UP-11 & 4-UP-12)
- Planning Commission recommended approval by a unanimous vote of 6-0

**OVERVIEW**

**10-UP-2013**

## **Pure Bliss Premium Medibles**

**10-UP-2013**

City Council

November 19, 2013

Planner: Greg Bloemberg